

IN RE: PETITION FOR ZONING VARIANCE
N/S Eastport Court, 15' E and
opposite c/l of Marblehead Road
(8 Eastport Court)
8th Election District
3rd Councilmanic District
T.W.S. Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-280-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a window to property line distance of 10 feet in lieu of the required 15 feet, and to amend the Final Development Plan of The Fields At Seminary, Lot #14, accordingly, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Douglas C. Corbin, Vice President of T.W.S., Inc., and the Contract Purchaser, NV Homes, by Ross Walton, Division Manager and Vice President, and Bill DeMarco, appeared, testified and were represented by Robert J. Ryan, Esquire. Also appearing on behalf of the Petition was Sam Shockey with Development Engineering Consultants, Inc. There were no Prostants.

Testimony indicated that the subject property, known as 8 Eastport Court (Lot 14), zoned D.R. 2, is part of a 31-lot development known as The Fields of Seminary II. NV Homes has the contract to purchase all of the lots from T.W.S., Inc. Mr. Walton testified regarding NV Homes' experience in building homes in the Baltimore, Washington, Delaware, and McLean, Virginia areas, and in particular, their previous developments in Baltimore County. He further testified that after completing a marketing analysis of the area, it was determined that there was a need for larger, executive style homes in the area. As a result, NV Homes felt this particular development should have homes such as the Potomac, the Kingsmill and

the Harrison of their line. Copies of the floor plans for each style were presented and identified as Petitioner's Exhibits 2A through 2C. The size of each home will range from 2,500 sq.ft. to 4,000 sq.ft. on an average lot size of 1/4 acre. Mr. Walton testified that after numerous attempts to appropriately position these houses on each of the lots, it was determined that variances would be required for 9 of the 31 lots.

Testimony presented by Petitioner's witnesses indicated NV Homes firmly believes either no variances would be needed or a much smaller size variance would be required if no windows were placed in the sides of the houses. However, such a decision would not take into consideration the desires of potential homeowners. Testimony presented indicated that windows on the sides were preferable for various reasons, including cross-ventilation, additional lighting and aesthetic appeal. Petitioner further noted that many of the windows will be installed in such a way that adjoining properties will not have dwellings with windows located directly across from one another.

Counsel for Petitioner argued that the spirit and intent of the zoning regulations had been met by the proposed plans and that flexibility was needed due to the change in marketing demands and housing costs. Counsel further argued the property is subject to the regulations which went into effect in 1970 and that said regulations do not adequately reflect today's market and the increase in the cost of the property.

Petitioners argued that to deny the requested variances would create tremendous practical difficulty upon the Petitioners without benefiting the community. Counsel indicated potential property owners and persons who might be adversely affected by the granting of the variances would be protected due to the fact that all parties will be advised of the

variances prior to their purchase of any of the subject lots and therefore have the ability to determine whether or not such variance will adversely affect the enjoyment of their property. Petitioner contended the lots could not be resubdivided to reduce the number of lots by one or two to give additional acreage for each lot to meet setback requirements without a "two year" delay in development.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

In the opinion of the Deputy Zoning Commissioner, the variances requested herein are appropriate in some instances and excessive in others and therefore not in keeping with the spirit and intent of the zoning regulations. It is clear that N.V. Homes attempted to fit its homes on lots previously laid out by Petitioners. The variances for Lots 14, 15, 16 and 17 will be granted with restrictions as in those cases, it is felt the requests are reasonable and within the spirit and intent of the B.C.Z.R. The desirability of having windows on the sides of a home for

the reasons earlier discussed are valid. Potential purchasers can choose for themselves as to whether the variance granted herein will adversely affect the enjoyment of their property. The variance requested for Lot 18, which is larger than that requested for Lots 14, 15, 16 and 17, creates more of a problem; however, to deny the request would result in either building a house on the lot that is not in keeping with the design and style of the adjoining Lots 1 through 26, or result in re-designing many of the lots in the subdivision which, as argued, would create a practical difficulty for the Petitioners. In light of the desire of a potential purchaser to have a compatible home with others in the neighborhood and the practical difficulty which could be created for Petitioners, the variances for Lot 18 will be granted with restrictions.

With respect to Lots 28, 29, 30 and 31, Petitioner could re-adjust lot lines to create three lots in lieu of the four proposed with adequate space to either meet the setback requirements or be more in keeping with the spirit and intent of the B.C.Z.R. The testimony presented by Petitioners in these instances was in support of a matter of convenience rather than of the necessity for the variances. In the opinion of the Deputy Zoning Commissioner, the variances requested were excessive. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variances requested for Lots 28 through 31 must be denied.

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-280-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1-101.2.C.6.504.1.V.B.6.R. CMPL... To allow a window to property line distance of 10 feet in lieu of the required 15 feet for Lot #14... and to amend the Final Development Plan of The Fields at Seminary, Lot #14 to allow same.

1. Reduction in size of standard units impractical for builder.
2. Smaller units would be inconsistent with other units in subdivision.
3. Smaller units would be incompatible with the concept and intent of development in the immediate and surrounding neighborhoods.

LOT # 14 #8 EASTPORT COURT
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s): T.W.S. Inc.
(Type or Print Name)
Signature _____
(Type or Print Name)
Signature _____
4111 E. JOPPA ROAD (301) 356-1000
Baltimore, Maryland 21236
Name, address and phone number of representative to be contacted
STEVEN L. FADER
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
6609 YORK ROAD
BALTIMORE, MD. 21212 (301) 377-2600

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of Nov 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of JAN 1989, at 9:30 A.M.

ESTIMATED LENGTH OF HEARING 15 MIN.
AVAILABLE FOR HEARING MON./TUESDAY - NEXT TWO MONTHS
ALL REVIEWED BY: J. Robert Haines
DATE 12-10-89

Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested for Lot 14 should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of March, 1989 that the Petition for Zoning Variance to permit a window to property line distance of 10 feet in lieu of the required 15 feet, in accordance with Petitioner's Exhibit 1, and to amend the Final Development Plan of The Fields At Seminary, Lot #14 accordingly, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall prepare a site plan of the 31-lot development known as The Fields at Seminary II of a minimum size as that submitted herein, identified as Petitioner's Exhibit 5, which shall reflect each variance granted for the development in a manner similar to that set forth in Petitioner's Exhibits 4A and 4B for each lot. Said plan shall be shown to and acknowledged as seen by each potential buyer of Lots 1 through 31 prior to the sale of any lot.
- 3) Petitioners shall cause the deeds for Lots 14 through 18 to specifically reference the zoning case applicable to each lot.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

- 5) Petitioner and Contract Purchaser shall not request any further variances for Lot 14.

AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

March 3, 1989

Robert J. Ryan, Esquire
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
N/S Eastport Court, 15' E and opposite the c/l of Marblehead Road
(8 Eastport Court - Lot 14)
8th Election District - 3rd Councilmanic District
T.W.S., Inc. - Petitioner
Case No. 89-280-A

Dear Mr. Ryan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

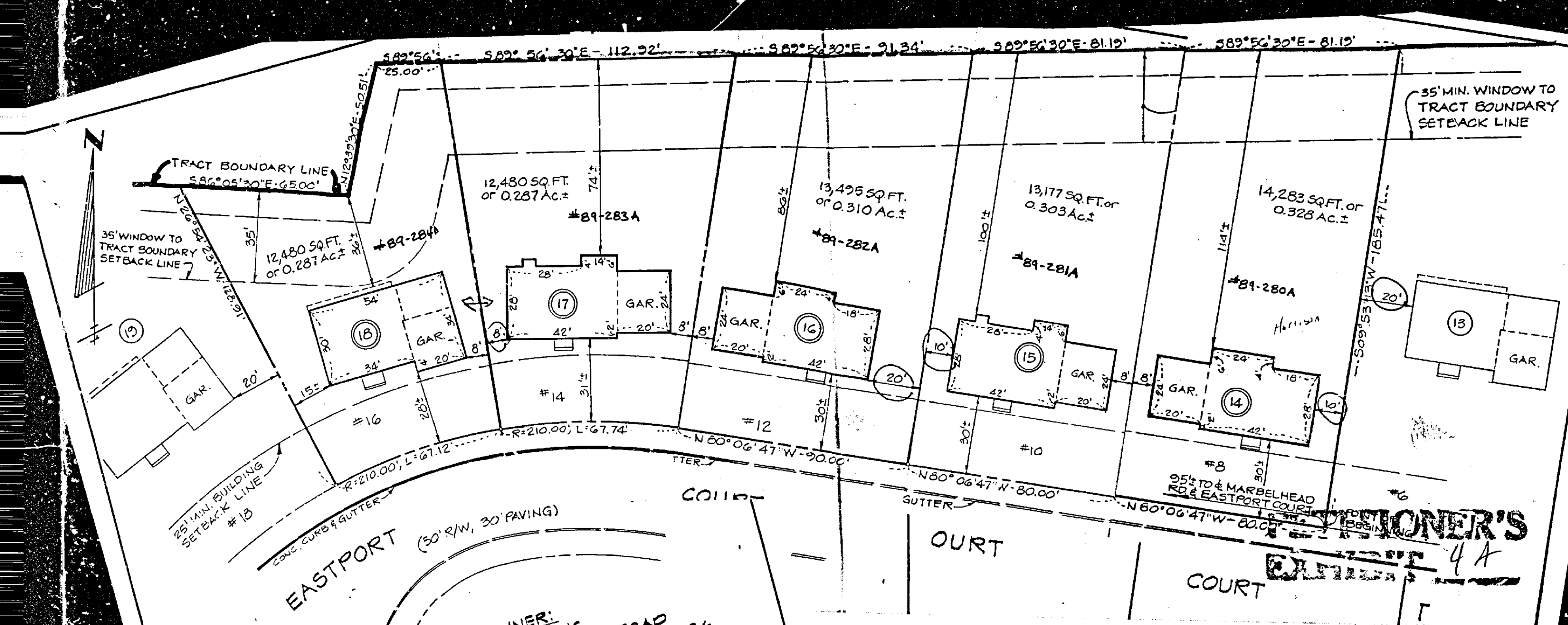
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Ms. Mary Ginn
606 Horncrest Road, Towson, Md. 21204

People's Counsel

File



Harrison

PETITIONER'S EXHIBIT 2A

Kingsmill

PETITIONER'S EXHIBIT 2B

NVHomes

Potomac

PETITIONER'S EXHIBIT 2C

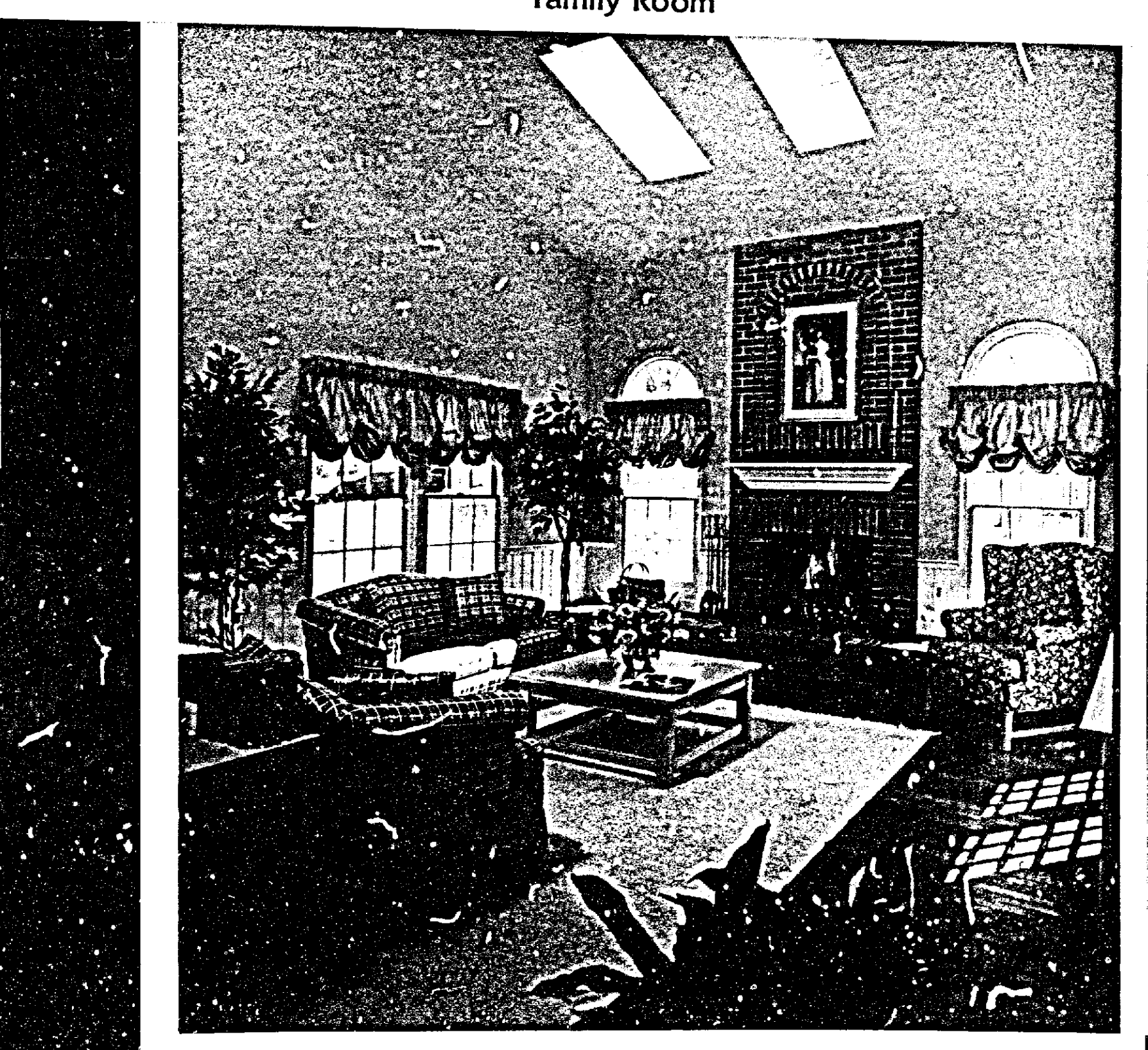
NVHomes



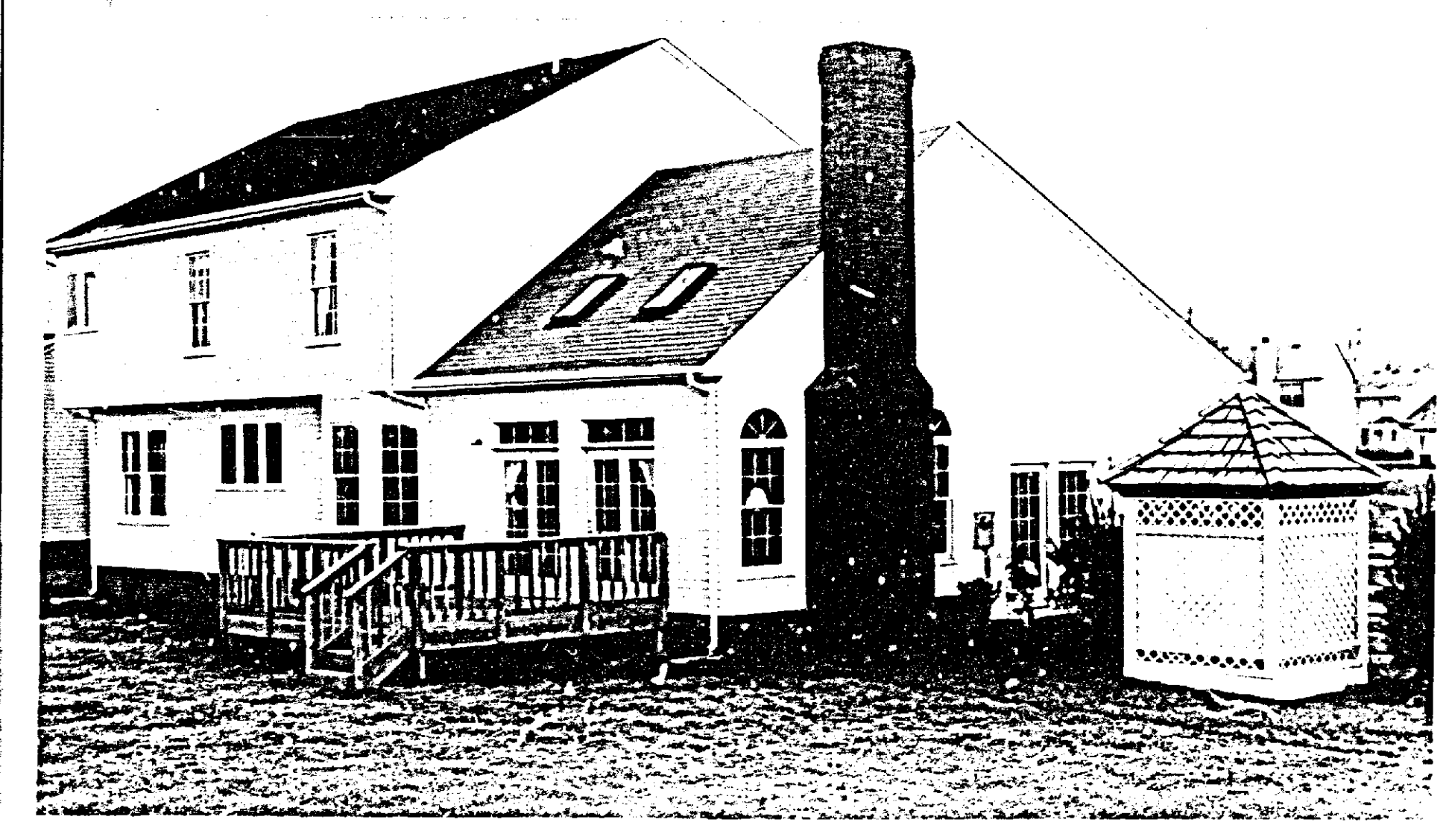
Harrington Family Room



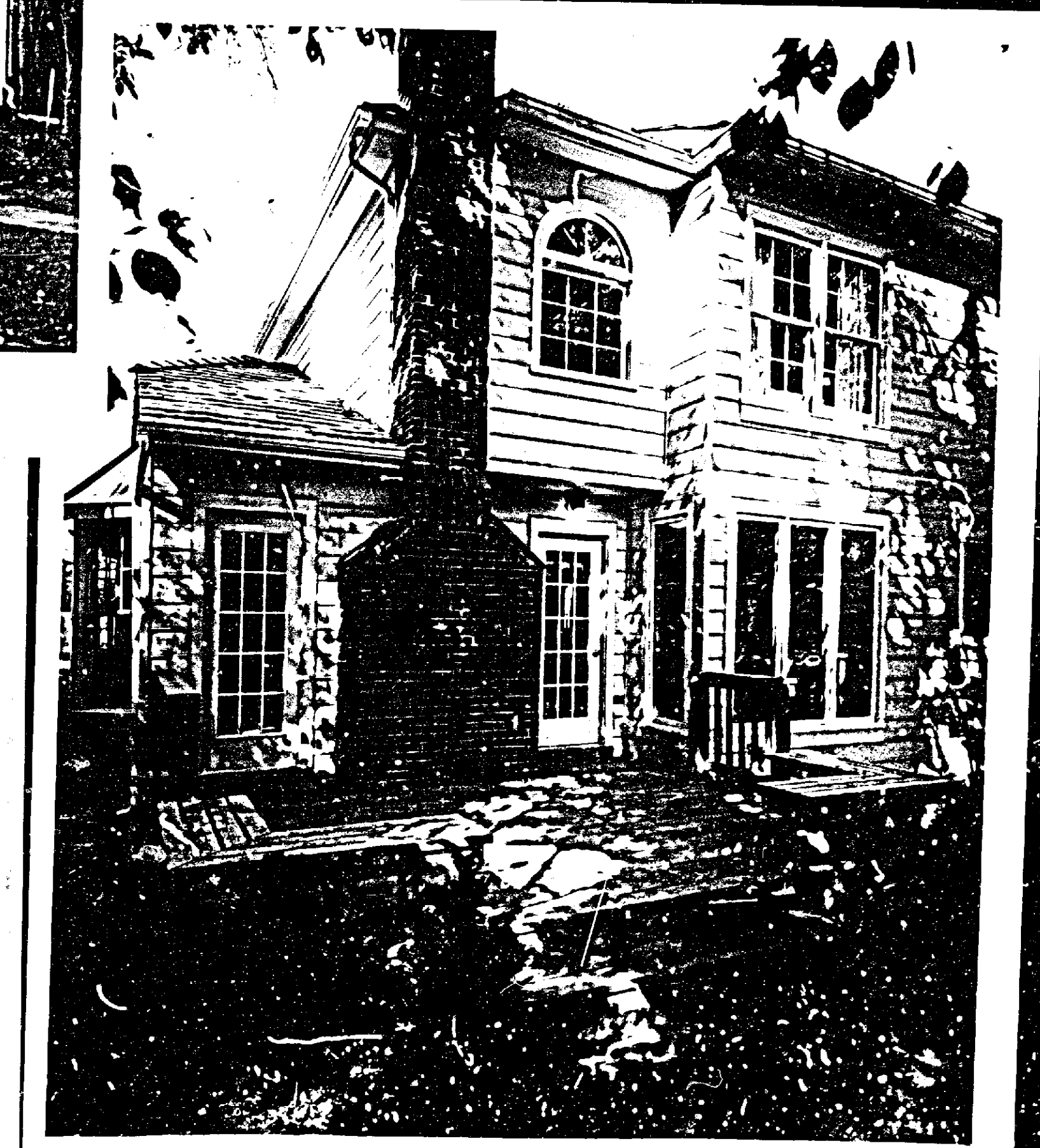
Raleigh Full Porch and Victorian Peak



Kingsmill Livingroom



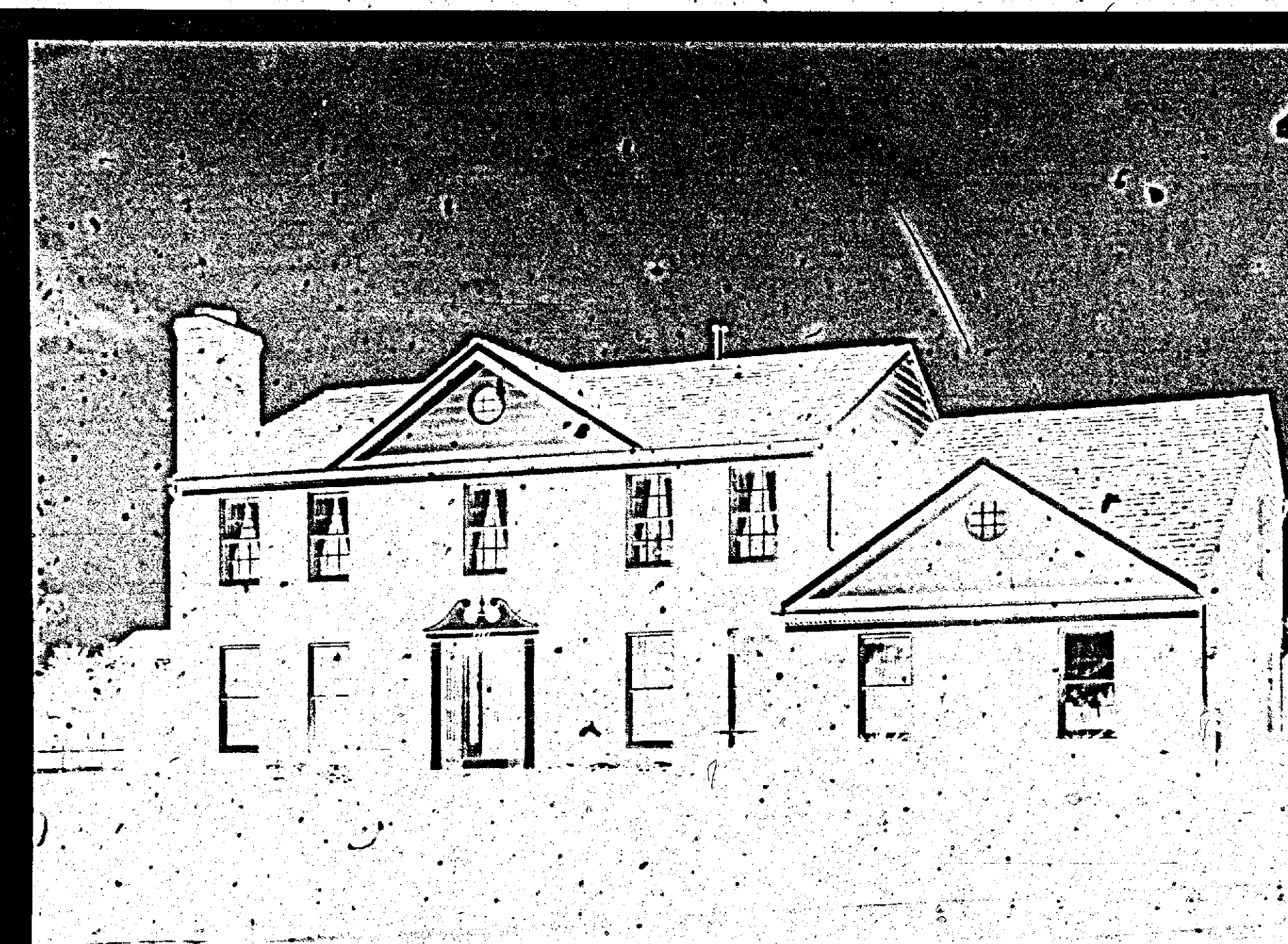
Chapel Hill Rear Elevation



McLean Rear Exterior



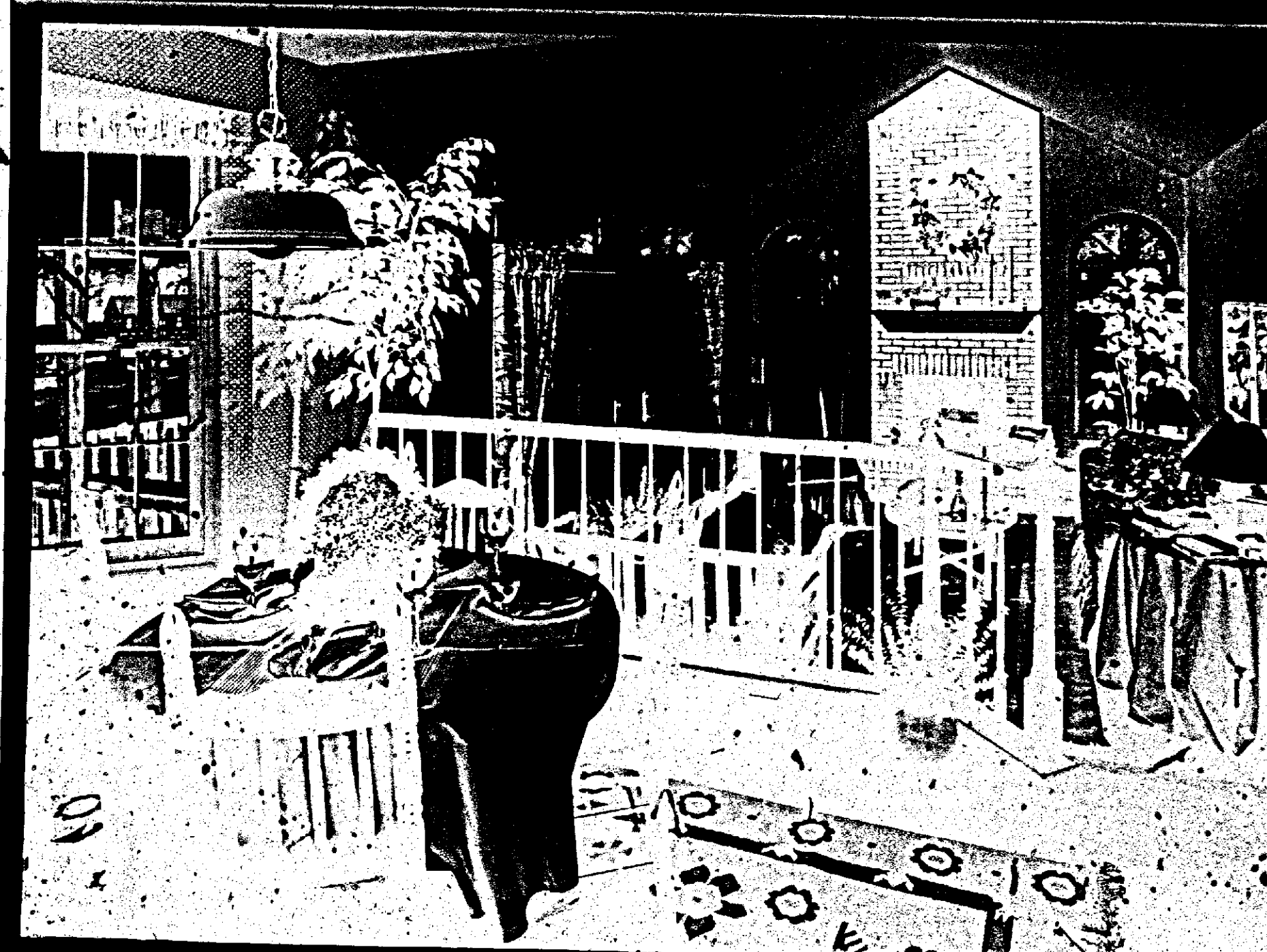
Kingsmill
Reverse Gable



Raleigh
Hip Roof



Harrington
Kitchen and Breakfast Area



Chapel Hill
Family Room and Breakfast Area

NHomes

89-280-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
2nd day of November, 1988

Petitioner T.W.S., Inc.
Petitioner's
Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert J. Ryan, Esq.	4111 E. Joppa Rd. Balt. 21226
Ross Wharves	809 Glenview Ct. #111, Towson, MD 21204
Bruce DeMarco	809 Glenview Ct. #111, Towson, MD 21204
Sam Shackley, DEC	6603 York Rd. Towson, MD 21212
Doug Cochran - TWS Inc.	4111 E. Joppa Rd. Balt. 21226

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke
Chief

December 2, 1988

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: T. W. S. Inc.

Location: NS Eastport Ct. 15' E of & opp. c/l of
Marblehead Rd., (#8 Eastport Court)

Item No.: 158 Zoning Agenda: Meeting of 11/1/88

Dennis F. Rasmussen
County Executive

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition, prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Paul H. Reincke NOTED &
Planning Section APPROVED: _____
Special Inspection Division Fire Prevention Bureau

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 17, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Douglas C. Corbin, Vice President
T.W.S., Inc.
4111 East Joppa Road
Baltimore, Maryland 21236

RE: Item No. 158, Case No. 89-280-A
Petitioner: T.W.S., Inc.
Petition for Zoning Variance

Dear Mr. Corbin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Steven L. Fader
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, MD 21212

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

November 25, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

ZAC - Meeting of November 1, 1988
Item Nos. 158, 159, 160, 161, and 162.

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 158, 159, 160, 161, and 162.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lvw

RECEIVED
NOV 29 1988
ZONING OFFICE



Development Engineering Consultants, Inc.
Site Engineers & Surveyors
6603 York Road Baltimore, Maryland 21212

RECEIVED
JAN 31 1989
ZONING OFFICE

DATE January 26, 1989

SUBJECT Fields at Seminary II
Our Contract: 88-102

TO Deputy Zoning Commissioner
Baltimore County
Department of Planning & Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Anne Naftarowicz

We are enclosing herewith, 1 print of the Approved FDP for the Fields at Seminary II. This is the print that you requested to be marked Exhibit 5 for Zoning Petition Nos. 89-280-A through 89-288-A for hearing that was held on January 25, 1989.

Please do not hesitate to contact us at 377-2600, if you have any questions or need any additional information.

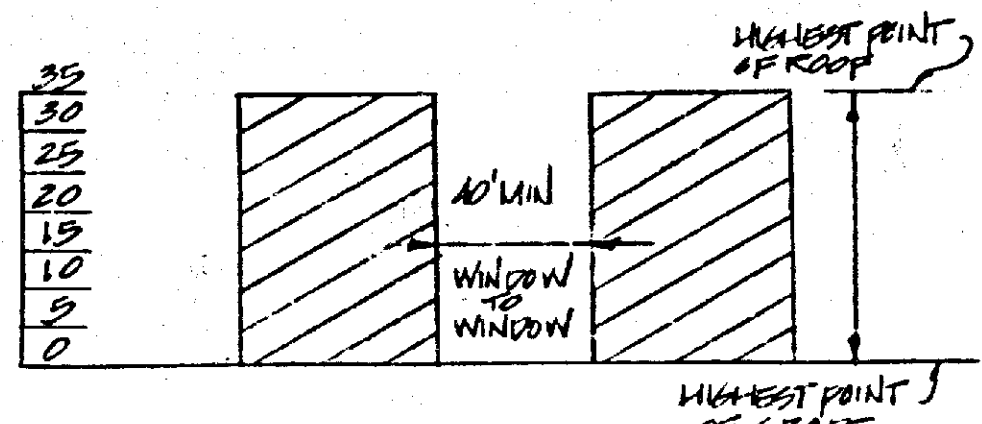
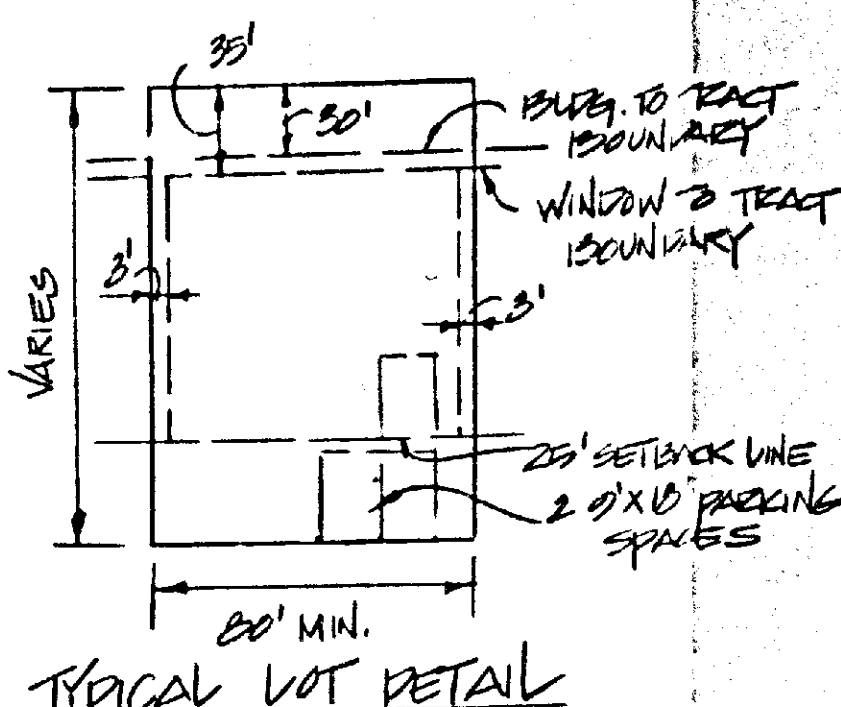
Very truly yours,

Samuel B. Shockley
Samuel B. Shockley
Vice President

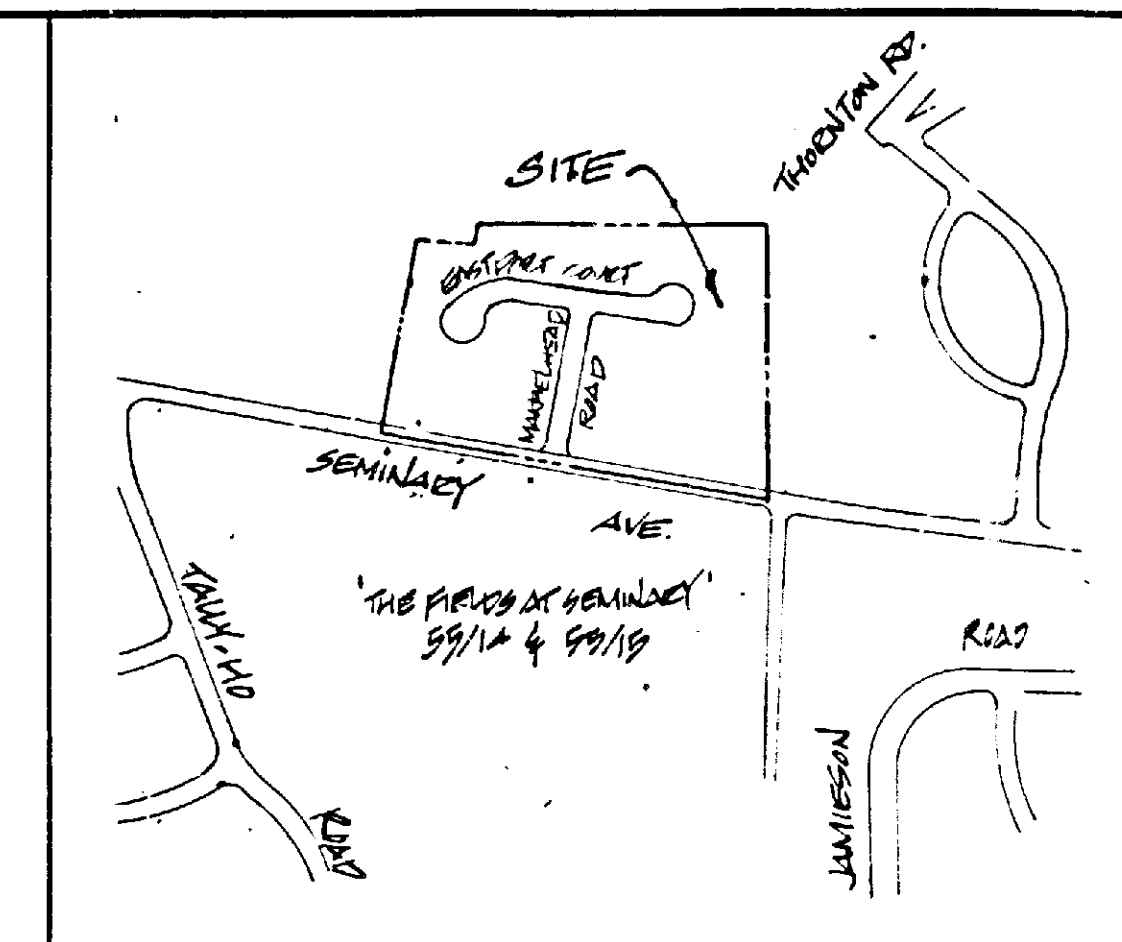
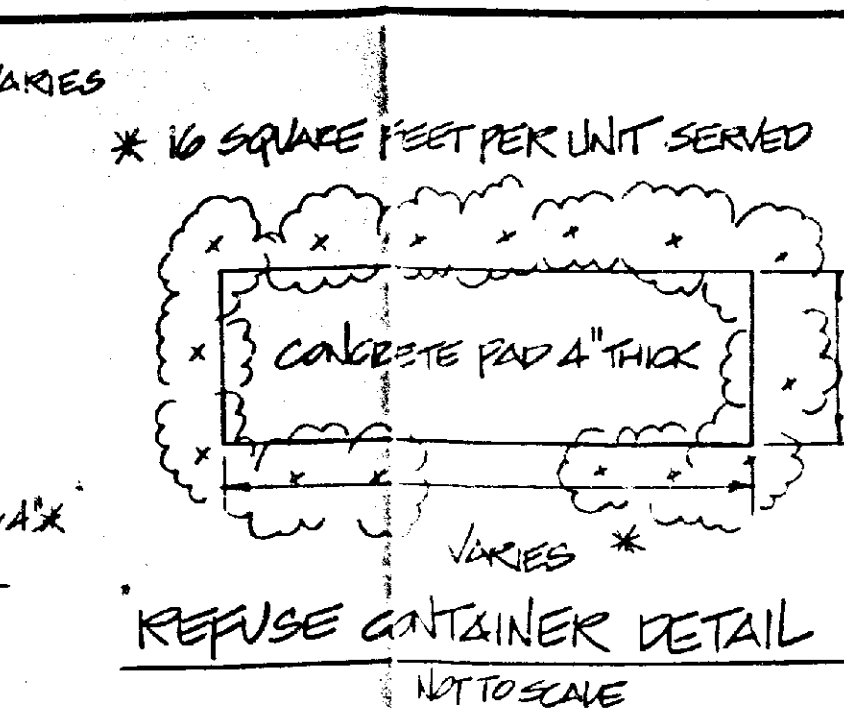
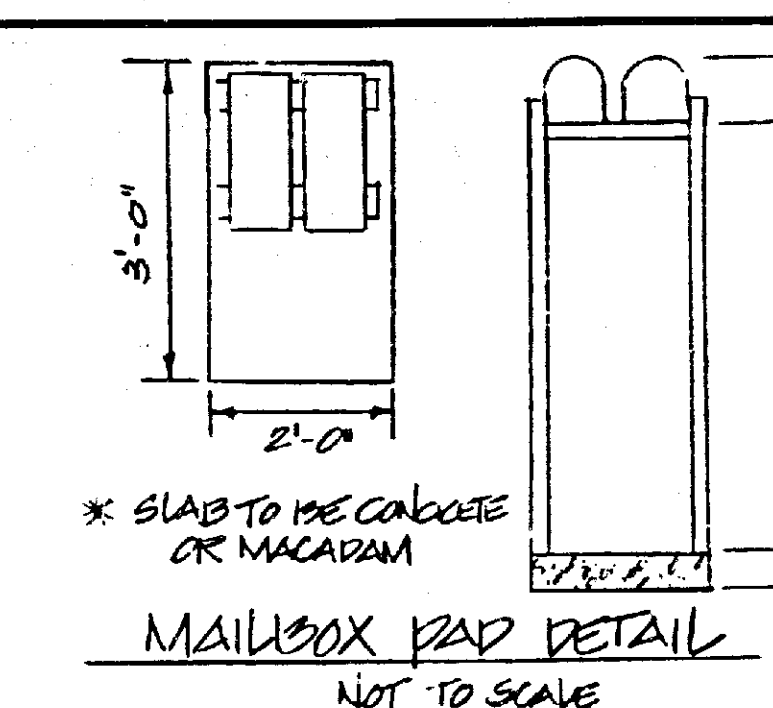
Enclosures

Item # MLSN72 The Drawing Board, Dallas, Texas 75266-0429
© Wheeler Group, Inc., 1982

FOLD AT (-) TO FIT DRAWING BOARD ENVELOPE # EW10P



ABOVE-GRADE ELEVATION OF HIGHER POINT	MIN. HORIZONTAL DISTANCE TO VERTICAL PROJECTION OF POINT AT BUILDING NOT MUTUALLY ATTACHED
20 FEET OR LESS	10 FEET
MORE THAN 20' NOT MORE THAN 25'	25 FEET
25' - 30'	30 FEET
30' - 40'	40 FEET
40' - 50'	50 FEET
50' - 60'	60 FEET



LOCATION PLAN
SCALE: 1" = 500'

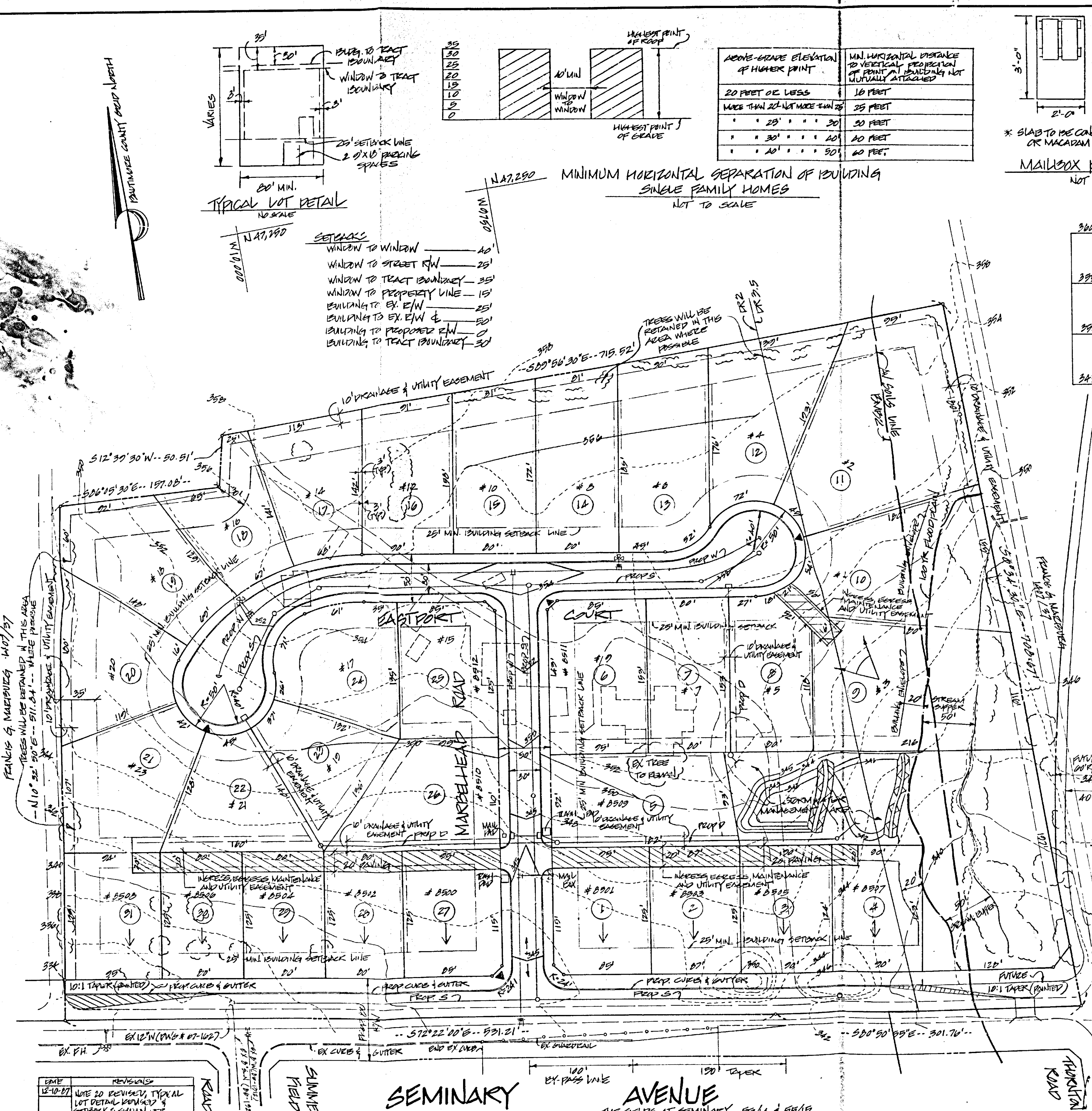
GENERAL NOTES

- SUBDIVISION NAME: THE FIELDS AT SEMINARY II
- ELECTION DISTRICT DC3
- OWNER: T.W.S. INC. 8700 OLD HARBOR ROAD, BALTIMORE, MD 21234 (301-661-1962)
- DATE OF APPROVED C.R.G. PLAN: 9-10-87
- DENSITY CALCULATIONS: GROSS ACRES = 14.07 ACRES (INCLUDES 30' SEMINARY AVE.)
NET ACRES = 13.37 ACRES
2.5 AC ZONED OR 3.5 (2.5 x 3.5 = 8.75)
11.5 AC ZONED OR 2 (11.5 x 2.0 = 23.0)
TOTAL ALLOWED = 31.75
- TOTAL PROPOSED = 31.00 DWELLING UNITS FOR SALE
- OPEN SPACE - DR 2 NO OPEN SPACE REQUIRED OR 3.5 OPEN SPACE WAIVER APPROVED 9-2-87
- AVERAGE DAILY TRIPS: 51 x 12.4 = 304.4
- THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND TRIP GENERATION AS THEY ARE PRESENTED IN THE REGULATIONS. ANY PART OR PARTS OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
- THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAYS OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDINGS MODELS BECOMING AVAILABLE FOR NOTIFICATION OF STREET CLOSURES.
- THIS DEVELOPMENT PLAN COMPLIES WITH THE C.R.G. PLAN AND ALL C.R.G. COMMENTS.
- A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRAULIC SOILS.
- ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO CONDITIONS AND APPLICABLE BUILDING PERMITS)
- PANHANDLE DRIVES SHALL BE PAVED WITH A DURABLE DISTRESS SURFACE OF BITUMINIOUS CONCRETE, PORTLAND CEMENT CONCRETE OR MACADAM.
- LOTS #1 - #4 AND #27 - #31 SHALL NOT BE PLACED ACCESS ONTO SEMINARY AVENUE.
- TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
- NO CLEARING, GRADING OR DISTURBANCE IN THE 50' STREAM BUFFER OR ALLUVIAL SOILS EXCEPT AS PER BALTIMORE COUNTY WATER QUALITY MANAGEMENT POLICY.
- EXISTING TREES ON SITE WILL BE SAVED WHERE EVER POSSIBLE AS SCAPING ADVISES.
- PARKING REQUIRED = 2 SPACES X 31 LOTS = 62 SPACES
PROPOSED = 62 SPACES
- PANHANDLE DRIVES, PRIVATE PARKING AREAS AND DRIVEWAYS SHALL BE PAVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.2 OF THE C.M.P.R. OR ZONING POLICY (BM-11). SURFACE SHALL BE BITUMINIOUS CONCRETE, PORTLAND CEMENT CONCRETE OR MACADAM.
- ALL EXISTING BUILDINGS ON SITE TO BE RAZED.
- THE GRADING, LANDSCAPE PLAN WILL SHOW THE FIELD LOCATED TREES, LOCATIONS AND DENDROLOGICAL SIGNIFICANT TREES AND PLANTS TO BE RETAINED.

PANHANDLE PEOPLE
LOT 9
SIDE: 1" = 50' (HORIZ.)
1" = 5' (VERT.)

THORNTON ROAD

NOTE: SIDEWALKS ARE REQUIRED ADJACENT TO PAVING RAMP SERVING THIS SITE. THE WALKS SHALL BE A 4'-0" WIDE AND SHALL BE ADJACENT TO CONFORM WITH BALTO. COUNTY STANDARDS, WHICH PLACES THE BACK EDGE OF THE SIDEWALK 2 FEET OFF THE PROPERTY LINE, OR THE ADJACENT UNIMPAVED AREA.



FRANCIS G. MARSHING 10/1/87
TREES WILL BE RETAINED IN THIS AREA
- N 10° 52' 50" E - 571.24' - WHITE PINE
- S 12° 30' 30" W - 50.51' -
- S 26° 05' 30" E - 157.06' -
- S 50° 50' 55" E - 301.76' -

DATE	REVISIONS
12-10-87	NOTE 20 REVISED, TYPICAL LOT DETAIL REVISED & PAVING LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.
12-10-87	NOTE ADDED FOR SIDEWALKS, LOTS 21 & 22 ADDED BUILDING ENVELOPES, PAVING LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.
12-10-87	NOTE ADDED FOR SIDEWALKS, LOTS 21 & 22 ADDED BUILDING ENVELOPES, PAVING LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
BALTIMORE 6003 YORK ROAD, BALTIMORE, MD 21212 (301-977-2000) MARYLAND

OWNER/DEVELOPER
T.W.S. INC.
8700 OLD HARBOR ROAD
BALTIMORE, MARYLAND 21234 (301-661-1962)

ELECTION DISTRICT DC3
BALTIMORE COUNTY, MARYLAND

FINAL DEVELOPMENT PLAN
THE FIELDS AT SEMINARY II

OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF PLANNING DATE
ZONING COMMISSIONER DATE

DATE: SEPT. 1987
SCALE: 1" = 50'
SHEET 1 OF 1
CONTRACT NUMBER: 87-140